

**MN SHOVEL READY CERTIFIED DEVELOPMENT SITE APPLICATION**

**I. CONTACT INFORMATION**

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|                    | Submitting Organization*   | Local Economic Development Organization (If Different) |
|--------------------|--|--|
| Contact Name       | Megan Barnett  |  |
| Organization       | City of Monticello   |  |
| Address            | 505 Walnut Street  |  |
| City / State / Zip | Monticello MN 55362  |  |
| County             | Wright   |  |
| Phone              | 763.271.3208   |  |
| FAX                | 763.295.4404   |  |
| E-Mail             | <a href="mailto:megan.barnett@ci.monticello.mn.us">megan.barnett@ci.monticello.mn.us</a> |  |

\*Note Type of Organization (Owner, Broker, Representative, etc.)

**II. SITE/COMMUNITY INFORMATION AND SITE OWNERSHIP**

**Site Name and Address**

|                       |  |
|-----------------------|--|
| Site Name/Designation | Monticello Business Center                             |
| Primary PIN Number(s) | 155194000030, 155194000020, 155191000030, 155194000010 |
| Legal Description     | Otter Creek Crossing 2nd and 3rd Addition              |
| Address               |  |
| City                  |  |
| County                |  |

**Site Information**

|   |          |
|---|----------|
| Total developable land  | 43 acres |
| Number of Parcels   | outlots  |
| Distance to major state/U.S. highway                                | 2 miles  |
| Directions from Interstate or Major Highway: Chelsea Road to Hwy 25 |          |

**Required Documentation**

Please enter "yes" in box to the right if the document is attached

|   |                         |
|---|-------------------------|
| Title Commitment using 2006 ALTA Commitment Form  | yes                     |
| ALTA Survey (ASC 2005)  | yes                     |
| If site not owned, attach copy of option or purchase agreement                                      |                         |
| Copy of site layout   | yes                     |
| Copy of aerial photo(s) identifying site location/major highways                                    | yes                     |
| Schedule and required submittals for site plan approval/permits                                     | Plat & Site Plan review |
| Updated Community Profile as reported in MNPRO's database   |                         |
| Will site comply with LEED Certified site requirements?<br>(Refer to instructions for more details) |                         |

Attach following schedules for parcel and lot:

- List of parcels/lots and designation within each site.
- Market price for each parcel or lot in \$/SF, \$/acre and \$/lot.
- Any special assessments and the amount due for each lot in \$/year and current balance (\$) for each lot.
- Real estate taxes payable in the current year by lot or parcel.

**Identify All Current Property Owners for This Site**

|                    | Owner # 1  | Owner #2 |
|--------------------|--|----------|
| Name               | Monticello EDA   |          |
| Address            | 505 Walnut Street  |          |
| City / State / Zip | Monticello MN 55362  |          |
| Phone              | 763.271.3208   |          |
| E-Mail             | <a href="mailto:megan.barnett@ci.monticello.mn.us">megan.barnett@ci.monticello.mn.us</a> |          |

### III. SITE AND SURROUNDING PARCEL LAND USE AND ZONING INFORMATION

#### Land Use Information

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|   |                            |
|---|----------------------------|
| Provide brief description of previous and current land uses of site . | Farming                    |
| Identify current and previous uses of adjacent parcels.               | commercial and residential |

#### Current and Planned Zoning

|  |   |
|--|---|
| Current and planned zoning designation for the site.                         | I1-A - Light Industrial                                     |
| Current and planned zoning designation for land within 500 feet of the site. | I1-A - Light Industrial & B-4 Regional Business             |
| Identify Municipal jurisdiction for adjacent land (Town/City/County)         | City and Township - part of an orderly annexation agreement |

### IV. ECONOMIC DEVELOPMENT ZONES

Identify whether **the site** is currently located within any of the following economic development zone designations:

|                                      |     |
|--------------------------------------|-----|
| JOBZ - Job Opportunity Building Zone | No  |
| Enterprise Zone                      | No  |
| Foreign Trade Zone                   | No  |
| Transit Development Zone             | No  |
| Tax Increment Financing (TIF)        | Yes |
| New Market Tax Credits               | No  |

Identify whether **parcels adjacent to the site** are currently located within any of the following economic development zone designations:

|                                      |     |
|--------------------------------------|-----|
| JOBZ - Job Opportunity Building Zone | No  |
| Enterprise Zone                      | No  |
| Foreign Trade Zone                   | No  |
| Transit Development Zone             | No  |
| Tax Increment Financing (TIF)        | Yes |
| New Market Tax Credits               | No  |

Date Completed

### V. ENVIRONMENTAL SITE ASSESSMENT

|  |     |        |
|--|-----|--------|
| Has a Phase I Environmental Assessment been completed in accordance with ASTM Standard E 1527-05? (Report should include record of historical use of site, as well as an archeological and endangered species assessment) Include a copy of the report with the application. | Yes |        |
| Was a Phase II Environmental Study required? If so, attach a copy.   | No  | May-10 |

### VI. TRANSPORTATION

#### Interstate Highway

|   |          |
|---|----------|
| Distance to closest <u>north/south</u> interstate highway | 30 miles |
| •Identify interstate route number                         |          |
| Distance to closest <u>east/west</u> interstate highway   | 1 miles  |
| •Identify interstate route number                         | I-94     |

#### River/Inland/Sea Port/Airport

|   |          |
|---|----------|
| Does the site have access to a navigable river, inland or sea port? | No       |
| Distance to closest port  | miles    |
| Distance to closest International Airport                           | 45 miles |
| Distance to local/regional airport                                  | 30 miles |
| Runway length   | feet     |
| Navigational Aids   |          |

#### Rail Access Contact Information and Service Description

|                              |       |
|------------------------------|-------|
| Name of Contact              |       |
| Company                      |       |
| Address                      |       |
| City / State / Zip           |       |
| Phone                        |       |
| E-Mail                       |       |
| Description:                 |       |
| Nearest Intermodal Facility: | miles |



## VII. UTILITY SERVICES

## Electric Power Providers and Service Description

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|                    |  |
|--------------------|--|
| Contact Name       | Scott Johnson  |
| Company            | Xcel Energy  |
| Address            | 2807 West County Road 75   |
| City / State / Zip | Monticello MN 55362  |
| Phone              | 763.493.1631   |
| E-Mail             | <a href="mailto:patrick.thompson@nmcco.com">patrick.thompson@nmcco.com</a> |

|  |                                    |
|--|------------------------------------|
| Is three-phase electric service currently at or within the boundary of this site?  | Yes                                |
| If yes, what voltages are available?   | 208 or 120 or 480 kV               |
| Is existing service overhead or underground?                                       | underground, single phase overhead |
| Is a loop (underground loop with two different delivery points) available at site? | Radial, can get a loop feed        |
| What is the approximate distance to the nearest substation servicing this site?    | 5 miles                            |
| Is there a potential for dual feed to the site from two different substations?     | Yes                                |
| What is the largest demand that can be served at this site using existing system?  | 2,500 kVA                          |

## Natural Gas Providers and Service Description

|                    |  |
|--------------------|--|
| Contact Name       | Susan Sargent  |
| Company            | CenterPoint Energy   |
| Address            | P.O Box 1165 700 West Linden Ave.  |
| City / State / Zip | Minneapolis MN 55440   |
| Phone              | 612.321.5343   |
| E-Mail             | <a href="mailto:susan.sargent@centerpointenergy.com">susan.sargent@centerpointenergy.com</a> |

|   |             |
|---|-------------|
| Is there natural gas service currently available at the site? | Yes         |
| If yes, what is the natural gas line size to the site?        | 4 inches    |
| Line Capacity   | MCF/hour    |
| Pressure (PSI)  | 50 - 55 PSI |

## Municipal Water Provider and Service Description

|                    |                     |
|--------------------|---------------------|
| Contact Name       | Matt Theisen        |
| Municipality       | City of Monticello  |
| Address            | 505 Walnut Street   |
| City / State / Zip | Monticello MN 55362 |
| Phone              | 763.295.3170        |
| E-Mail             |                     |

|              |                    |
|--------------|--------------------|
| Contact Name | Matt Theisen       |
| Municipality | City of Monticello |

|   |         |
|---|---------|
| Head pressure at closest hydrant                                  | +60 psi |
| Flow rate at nearest hydrant                                      | GPM     |
| Attach chemical profile of water                                  | No      |
| Is water from surface or ground water source?                     | ground  |
| Is water source part of looped system with feed from two sources? | Yes     |
| Any planned upgrades, if so, when?                                | 2015    |
| What will be the incremental capacity?                            | 5.8 GPM |
| Will redundancy or loop be added?                                 | Yes     |



**Municipal Sanitary Sewer Provider and Service Description**
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|                    |                    |  |                  |
|--------------------|--------------------|--|------------------|
| Contact Name       | same as above      | Sewer line in place near/at site?  | Yes              |
| Municipality       | City of Monticello | Diameter of line at site   | 24 inches        |
| Address            |                    | Size of sewer main in public right-of-way?                                   | 8" to 24" inches |
| City / State / Zip |                    | Depth of sewer in public right-of-way?                                       | 8' to 45" feet   |
| Phone              |                    | Any special pretreatment   | No               |
| E-Mail             |                    | Any incremental treatment capacity planned? If yes, note additional capacity | Yes in 2012 MGD  |

**Municipal Storm Sewer Service Description/Requirements**
**Based on City Engineer input:**

|   |                    |  |  |
|---|--------------------|--|--|
| Contact Name  | Bruce Westby       | Capacity of sewer during 5-year storm event, 10 year and 20 year | Outlot A:<br>29.3 cfs (5yr), 34.2 cfs (10yr), 38.3 cfs (20yr)<br>Outlot B:<br>19.1 cfs (5yr), 22.2 cfs (10yr), 24.9 cfs (20yr)<br>Outlot C:<br>28.5 cfs (5yr), 33.2 cfs (10yr), 37.2 cfs (20yr)<br>CFS |
| Municipality  | City of Monticello |  |  |
| Address   |                    |  |  |
| City / State / Zip  |                    |  |  |
| Phone   |                    |  |  |
| E-Mail  |                    |  |  |
| Any additional storm water treatment or rate of discharge control required for this site? |                    |  | Yes or No  |
| If yes, describe treatment/control required:  |                    |  |  |

**MPCA MS4 (Small Municipal Separate Storm Sewer Systems) program compliance:**

|  |     |
|--|-----|
| Are you required to obtain permit coverage for storm water discharges? If yes, attach copy of MPCA letter on permit application.         | Yes |
| Have you satisfied the MS4 permit conditions to develop/implement storm mgmt. program and report on status/effectiveness?                | Yes |
| Are you required to obtain a NPDES (Nat'l Pollutant Discharge Elimination System) permit for storm water during construction?            | Yes |
| If yes, have you prepared a Storm Water Pollution Prevention Plan (SWPPP) for erosion prevention/sediment control? (Attach copy of plan) | Yes |

**Telecommunications Providers and Service Description**

|  |                                   |
|--|-----------------------------------|
| Contact Name   | FiberNet Monticello & TDS Telecom |
| Company  |                                   |
| Address  | 118 6th Street / 316 Pine Street  |
| City / State / Zip   |                                   |
| Phone  | 763.271.3265/763.295.2974         |
| E-Mail   |                                   |
| Is there telecommunications service currently available at the site? | Yes                               |

|  |                   |
|--|-------------------|
| Does the site have broadband service?                            | Yes (FiberOptics) |
| If there is broadband service, what is the upstream band width?  | 100 Mbps          |
| What is the downstream band width?                               | 100 Mbps          |
| What is the type of delivery medium (copper, fiber optics, etc.) | fiber optics      |
| If service not available, how soon could it be installed?        | Now               |

## VIII. VERIFICATION AND ASSURANCE

I agree that the information is valid and accurate on a best effort basis, that the site can be listed on the MNPRO web site, and that the site information and community profile will be updated every 120 days. Signature: \_\_\_\_\_

|                     |                                      |                                  |                  |
|---------------------|--------------------------------------|----------------------------------|------------------|
| Name: Megan Barnett | Title: Economic Development Director | Organization: City of Monticello | Date:<br>5.28.10 |
|---------------------|--------------------------------------|----------------------------------|------------------|